

BILL NO. Z-66-12-09

ZONING MAP ORDINANCE NO. Z-\_\_\_\_\_

AN ORDINANCE amending the City of Fort Wayne  
Zoning Map No. B-6.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,  
INDIANA:

SECTION 1. That the area described as follows is hereby  
designated a BlB District under the terms of Chapter 36, Municipal  
Code of the City of Fort Wayne, Indiana, 1946, as amended by  
General Ordinance No. 2836; and the symbols on the City of Fort  
Wayne Zoning Map No. B-6 referred to therein, established by  
Section 9, Article III of said Chapter as amended, are hereby  
changed accordingly, to-wit:

Lots 380, 381, 382, 386, 387 and the north  
7.83 feet of Lot 383, and the South 12.1  
feet of Lot 385 in Avondale Addition to the  
City of Fort Wayne, Indiana; and Lots 23,  
24, 98, 99 and 100 in Grand Boulevard Addi-  
tion to the City of Fort Wayne.

SECTION 2. This Ordinance shall be in full force and  
effect from and after its passage, approval by the Mayor, and  
legal publication thereof.

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APPROVED AS TO FORM  
AND LEGALITY

J. L. Kraemer  
CITY ATTORNEY

\$ 25.00

11/18

1966 No.



RECEIVED OF CHRISTOFF, SNOUFFER, PEEBLES + HALLER

Twenty-five

DOLLARS

Zoning

BY D. H. McCallum Jr.

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on December 13, 1966, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-66-12-09; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on January 16, 1967;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the city, and the amendment will be detrimental to and conflicts with the overall city plan;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held January 23, 1967.

Certified and signed this  
31st day of January 1967.

*Mary Ann Haynie*

Mary Ann Haynie  
Secretary

PETITION TO REZONE

We, the undersigned, being the owners of more than fifty-one (51) percent of the real estate hereinafter described, do hereby respectfully petition the Common Council to enact an ordinance to reclassify from X/an R-1 and  
R-2 District to a/XX B 1 B District, the real estate described as follows, to-wit:

Lots 380, 381, 382, 386, 387 and the north 7.83 feet of Lot 383, and the South 12.1 feet of Lot 385 in Avondale Addition to the City of Fort Wayne, Indiana.

98

Lots 23, 24, /99 and 100 in Grand Boulevard Addition to the City of Fort Wayne.

PROPERTY:

SIGNATURES:

Owner of Lots 99 and 100 in Grand Boulevard Addition:

*H. W. Sudbrink*

*Harold W. Tarr*

*Grace E. Tarr*

Owners of the North 70 feet of Lots 23 and 24 in Grand Boulevard Addition:

*Oscar W. Vonderau*

*Bertha J. Vonderau*

Owners of the South 76 feet of Lots 23 and 24 in Grand Boulevard Addition:

*Robert Sholeff*

*Eleanor F. Sholeff*

Owners of Lot 380, Avondale Addition:

*Joseph Christoff*

*Virginia Christoff*

Owners of Lot 382 and the North 7.83 feet of Lot 383 in Avondale Addition:

*John Christoff*

Owners of Lot 381, Avondale Addition:

*Dale Eugene Gard*

Owners of Lots 386, 387 and the South 12.1 feet of Lot 385, Avondale Addition:

*Peter G. Mallers*

Owners of Lot 98, Grand Boulevard Add.

*Helen P. Mallers*

*Arthur F. Pieper*

*Gwendolyn J. Pieper*

Z-66-12-0:

(1)

Fort Wayne Indiana

## 93 SIGNATURES

### Appeal to the Council and Zoning Board

The area at Rudisill Blvd. and Hanna Street is a restricted community of residences. A movement is on foot to re-zone and put a service station on the northwest corner of this crossing.

As property owners of this area we strongly deplore and firmly oppose such action for the following reasons:-

1. There is already one filling and repair station on the south-east corner. This has been there for over forty years and is adequate and satisfactory for this area.

2. Besides this service station there are 2 service stations within  $2\frac{1}{2}$  blocks north and 2 within 4 blocks south on Hanna, making 5 within  $6\frac{1}{2}$  blocks which takes care of Hanna traffic. West of Hanna Street on Rudisill Blvd. between Lafayette and Calhoun streets, there are 5 service stations. Surely these should take care of Rudisill traffic.

3. In a residential area, a service and filling station is a nuisance to residents, because of long hours, racket, commotion, flickering lights and the crackling noise of streamers.

4. Last and most important this type of infiltrated business brings lucrative returns to a few property owners who sell out to the large oil corporations who finance the service stations. The other nearby residents are left "holding the bag" with deflated property values and toleration of an unsightly, unpleasant misfit in its midst.

For the reasons just stated, we implore the Council and the Zoning Board to carefully consider and reject any requests for re-zoning the corners of Rudisill Blvd. and Hanna Street and adjacent properties.

Very respectfully,

Property Owners of the Concerned Area.

Signature

Address

Telephone

Frank R. Blesser

3802 Hanna St 446-7652

Leotha R. Blesser

3802 Hanna 446-7652

A.J. Salamon

4001 Monroe 446-4771

Mr. A. J. Salamon

4001 MONROE 446-4771

Mike Kopas

3925 Monroe 745-1149

Katherine Kozma

3925 Monroe 745-1149

M. D. Detmer

3924 Hanna 746-4023

<u>Julia M. Hettner</u>	<u>3924 S. Hanna</u>	<u>745-4023</u>
<u>Edward H. Snyder</u>	<u>3920 S. Hanna St</u>	<u>745-2336</u>
<u>66 Claribel Snyder</u>	<u>3920 Hanna</u>	<u>745-2336</u>
<u>W. F. Holdman</u>	<u>619 E. Rudisill</u>	<u>4469153</u>
<u>Jack C. Brahm</u>	<u>3809 S. Monroe</u>	<u>745-3242</u>
<u>Mrs Jack Brahm</u>	<u>3809 S. Monroe</u>	<u>745-3242</u>
<u>John Rodman Jr</u>	<u>3722 S. Hanna</u>	<u>442-6174</u>
<u>Ruth Rodman P.T.</u>	<u>3722 S. Hanna</u>	<u>442-6174</u>
<u>Edie Hildebrand</u>	<u>608 E. Glendale</u>	<u>744-1873</u>
<u>Mrs. Katherine Deim</u>	<u>601 C. Rudisill</u>	<u>745-3965</u>
<u>Jack Zolman</u>	<u>3715 Hanna St</u>	<u>442-0105</u>
<u>Mrs. Jack Zolman</u>	<u>3715 Hanna St</u>	<u>442-0105</u>
<u>John Deapenless espcc By Harold F. Hollman Chair Trustee</u>	<u>3714 S. Hanna St</u>	<u>744-1653</u>
<u>Fredonna E. Durst</u>	<u>3717 S. Monroe</u>	<u>456-2078</u>
<u>Walter D. Durst</u>	<u>3717 S. Monroe</u>	<u>456-2078</u>
<u>Elizabeth Hoelle</u>	<u>3805 S. Monroe</u>	<u>744-9347</u>
<u>Walter C. Hoelle</u>	<u>3805 S. Monroe</u>	<u>744-9347</u>
<u>Mrs. Jule Stumpf</u>	<u>3802 S. Monroe</u>	<u>744-4764</u>
<u>Mrs. Clara R. Stock</u>	<u>3810 S. Monroe</u>	<u>745-5568</u>
<u>Wilbur W. Stock</u>	<u>3810 S. Monroe</u>	<u>745-5568</u>
<u>Janette Brockhaus</u>	<u>4018 S. Hanna</u>	<u>745-1874</u>

mrs Paul & Rogenschatz  
Mary P Williams

Steven & Mileff

John D Shields

Mrs Rachel Shields

Hilie C McBride

Robert E. King

Mary E. King

D. G. Grady

Mrs. E. Grady

Elmer Smith

Vera Smith

Monis J Hammann

Telma M. Hammann

Lora Ann Reynolds

Sam Goldstine

Margaret F. Goldstine

Robert E Hobson

Victoria Hobson

5626 Padinville 456-1470  
7457-5155

555 East Rudisill

3706 Hanna 442-6171

616 E Rudisill 441-7065

616 E. Rudisill 441-7065

560 E Rudisill 445-1537

606 E. Rudisill 446-9152

606 E Rudisill Blvd 446-9152

3626 S. Hanna 441-7064

3626 S. Hanna 441-7064

545 E. Rudisill 744-8963

545 E. Rudisill 744-8963

3717 S. Hanna 745-329

3717 S. Hanna 745-3294

3709 S. Hanna 443-9544

3709 S. Hanna 745-1573

3709 S. Hanna 745-1573

3919 S. Monroe 441-7061

3919 S. Monroe 441-7061

<u>Gretia Geoff</u>	<u>724 E. Rudisill Blvd</u>	<u>447-5694</u>
<u>Vasil Geoff</u>	<u>724 E. Rudisill Blvd</u>	<u>745-9694</u>
<u>Dena Geoff</u>	<u>724 E. Rudisill Blvd</u>	<u>745-9694</u>
<u>Raymond Scheumann</u>	<u>722 E. Rudisill</u>	<u>447-5181</u>
<u>HELEN SCHUEMANN</u>	<u>722 E. Rudisill</u>	<u>447-5181</u>
<u>Gwen Pieper</u>	<u>710 E. Rudisill</u>	<u>447-0253</u>
<u>Arthur F. Pieper</u>	<u>710 E. Rudisill</u>	<u>447-0253</u>
<u>Edward J. Volz</u>	<u>718 E. Rudisill</u>	<u>745-3362</u>
<u>Geraldine Volz</u>	<u>718 E. Rudisill</u>	<u>745-3362</u>
<u>Garlin V. Mee</u>	<u>714 E. Rudisill</u>	<u>447-0251</u>
<u>Mary F. Mee</u>	<u>714 E. Rudisill</u>	<u>447-0251</u>
<u>Mari Le Clerc</u>	<u>721 E. Rudisill</u>	<u>744-5422</u>
<u>Norman Le Clerc</u>	<u>721 E. Rudisill</u>	<u>744-5422</u>
<u>Robert J. Rickett</u>	<u>713 E. Rudisill</u>	<u>745-3340</u>
<u>Geraldine J. Gross</u>	<u>715 E. Rudisill</u>	<u>745-7973</u>
<u>Robert A. Giehe</u>	<u>719 E. Rudisill</u>	<u>456-1497</u>
<u>Mrs Robert Giehe</u>	<u>719 E. Rudisill</u>	<u>456-1497</u>
<u>Harold Tan</u>	<u>3815 S Hanna</u>	<u>4490581</u>
<u>Grace E. Parr</u>	<u>3815 S Hanna</u>	<u>4490581</u>
<u>Ralph Bradtmiller</u>	<u>4019 S Hanna</u>	<u>745-1315</u>
<u>Mrs Ralph Bradtmiller</u>	<u>4019 S. Hanna St</u>	<u>745-1315</u>

Melvina M. Verling  
Elsie Ward  
Oscar W. Vonderau  
Bertha C. Vonderau  
Ervin J. Chester  
Lucille M. Chester  
Katherine Christ  
Katherine Christ  
Elgan A. Nuttley  
Genevieve D. Nuttley  
Joi E. Daugherty  
Esther Daugherty  
Marion A. Daugherty  
Rosemary Daugherty  
Christine Spasoff  
V. K. Spasoff  
Walter J. Niemeyer x  
Cloe Niemeyer  
Ivan A. Engle  
Mae J. Engle

615 E. Rudisill Blvd 446-7655  
615 E. Redwood 446765  
 Home address  
10254 Parent Rd. New Haven Ind  
Duplex  
701-705 Rudisill Blvd.  
3803 S. Hanna 446-9625  
3803 S. Hanna 446-9625  
2912 E. Maple grove  
3806 S. Hanna 745-3331  
616 Grampier St  
2912 E. Maple grove 745-3331  
3710 S. Hanna 745-5192  
3700 S. Hanna 745-5192  
3805 S. Hanna 745-5810  
3805 So. Hanna 745-5810  
4002 So. Hanna 447-5824  
4002 S. Hanna 447-5824  
3915 So. Hanna 447518  
3915 So. Hanna " "  
3921 So. Hanna 447-5782  
3921 S. Hanna 4475782  
4001 Hanna 440-1391  
4001 Hanna 440-1391

(6)

6666666666 Jerry Lake  
Barbara Lake  
John A. Rainbolt  
Alecia S. Rainbolt  
Leota J. Koster  
Glen W. Koster  
Lima Pumping  
J.C. Dial

4010 5 Hanna 745-5172  
4010 5 Hanna 745-5172  
3721 S. Monroe 745-7578  
3721 S. Monroe 745-7578  
3722 S Monroe 442-4544  
3722 S Monroe 442-4544  
4021 Hanna 449-1823  
4028 Hanna 745-3504

I hereby swear to the best of my knowledge, all the names appearing on this petition are bona-fide property owners living in the area of Hanna Street and Rudisill Blvd..

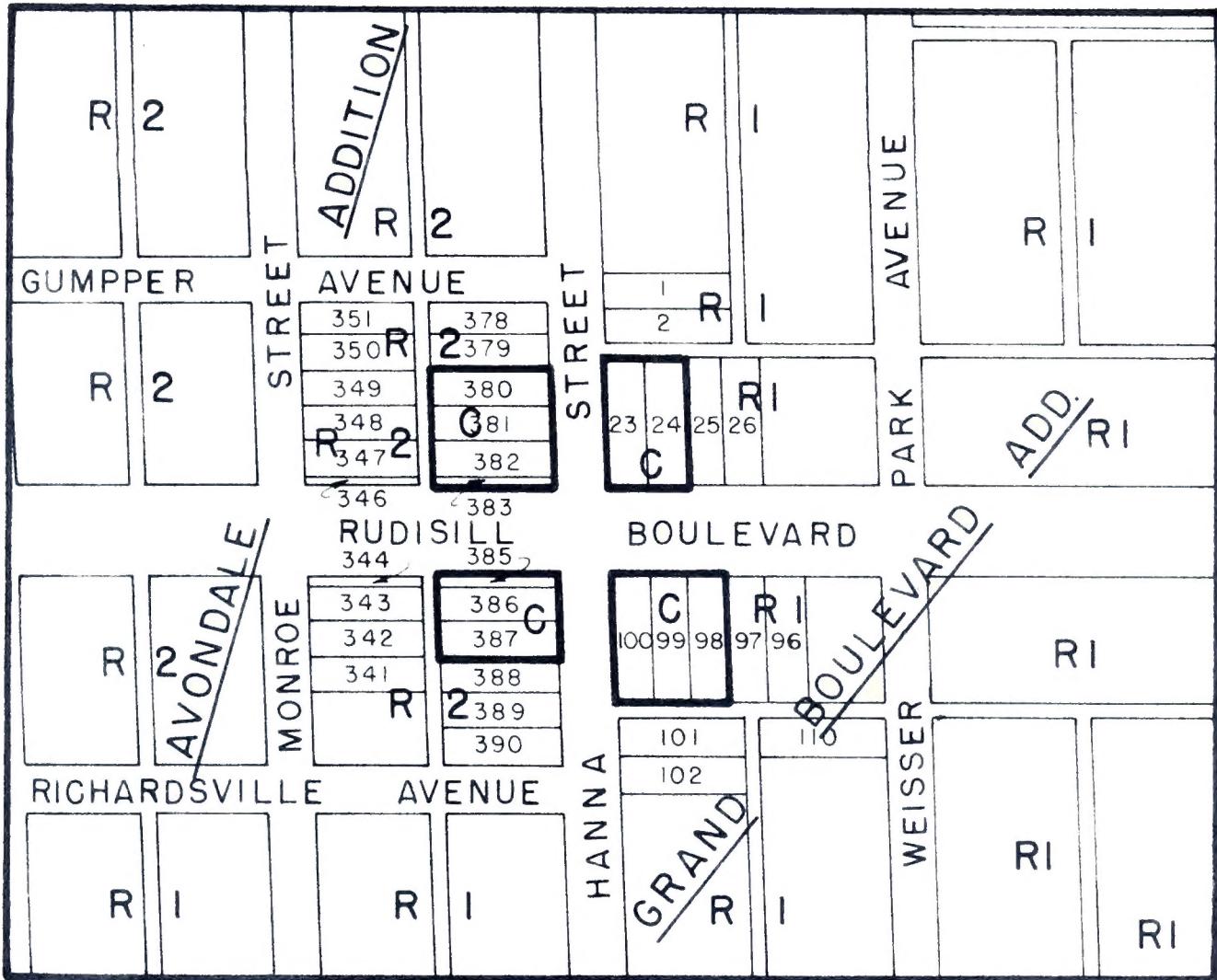
Respectfully,

Frank R. Blosser

Frank R. Blosser, 3802 S. Hanna Street

My, comms. est 1-23-67

Dorothy Decker,  
notary public



C - CHANGE FROM RI & R2 TO BIB

N



Bill No. Z-66-12-09

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance  
amending the City of Fort Wayne Zoning Map No. B-6

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have had said Ordinance under consideration and beg leave to report back to the Common  
Council that said Ordinance PASS.

JOHN NUCKOLS, Chairman

HERBERT G. TIPTON, Vice-Chairman

WILLIAM T. HINGA

JOHN H. ROBINSON

JACK K. DUNIFON.

*Hold P.J.*

Bill No. Z-66-12-09

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance  
amending the City of Fort Wayne Zoning Map No. B-6

[14 blank lines]

have had said Ordinance under consideration and beg leave to report back to the Common  
Council that said Ordinance ~~be passed~~ PASS.

PHIL A. STEIGERWALD

HERBERT G. TIPTON

VERLIN H. BUCHANAN

JOHN H. ROBINSON

JACK K. DUNIFON.

*To be struck from the Record*

*Phil A. Steigerwald*  
*Herbert G. Tipton*  
*Verlin H. Buchanan*

*Jack K. Dunifon*

CONCURRED IN

DATE 3/28/67 WALTER C. MEYERS, CITY CLERK

Read the first time in full and on motion by Nuckols seconded by Buchanan and duly adopted, read the second time by title and referred to the (Committee on) Regulations (and to the City Plan Commission for recommendation) (~~and Public Hearing to be held after due legal notice, at the Council Chambers, City Hall, Fort Wayne, Indiana, on~~)  
the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, at \_\_\_\_\_ o'clock P.M., E.S.T.

Date: 12/3/66

Wallace Meyer  
CITY CLERK

Read the third time in full and on motion by \_\_\_\_\_ seconded by \_\_\_\_\_ and duly adopted, placed on its passage.

Passed (LOST) by the following vote:

AYES \_\_\_\_\_, NAYS \_\_\_\_\_, ABSTAINED \_\_\_\_\_, ABSENT \_\_\_\_\_ to-wit:

Buchanan

\_\_\_\_\_

\_\_\_\_\_

Be directed to

Dunifon

\_\_\_\_\_

\_\_\_\_\_

Be directed to

Fay

\_\_\_\_\_

\_\_\_\_\_

Be directed to

Hinga

\_\_\_\_\_

\_\_\_\_\_

Be directed to

Nuckols

\_\_\_\_\_

\_\_\_\_\_

Be directed to

Robins on

\_\_\_\_\_

\_\_\_\_\_

Be directed to

Rousseau

\_\_\_\_\_

\_\_\_\_\_

Be directed to

Steigerwald

\_\_\_\_\_

\_\_\_\_\_

Be directed to

Tipton

\_\_\_\_\_

\_\_\_\_\_

Be directed to

Date

CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as  
(Zoning Map)(General)(Annexation)(Special)(Appropriation) Ordinance (Resolution) No. \_\_\_\_\_  
on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

ATTEST: (SEAL)

CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the \_\_\_\_\_ day  
of \_\_\_\_\_, 196\_\_\_\_ at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_.M., E.S.T.

CITY CLERK

Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 196\_\_\_\_,  
at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_.M., E.S.T.

MAYOR